



## 5 Halswell Street, Mountain Ash, CF45 4YN

**£69,995**

PRICE REDUCTION £69,995!!...CALLING ALL INVESTORS - Three bedroom terraced property in Mountain Ash being sold with TENANT IN SITU.

Pennaf Premier are pleased to offer for sale this three bedroom property with tenant in situ. The property briefly consists of two reception rooms, kitchen and bathroom to the ground floor with three bedrooms to the first floor. The property also benefits from a fully enclosed rear garden.

For any further information and to arrange a viewing please contact a member of our team on 01639 760033.

## GROUND FLOOR

### Hallway

Entrance via PVC front door, carpet to the floor, radiator, central light, stairs leading to the first floor, access to the reception room.

### Reception Room

12'9" x 9'11" (3.909 x 3.037)

Access via the second reception room, carpet to the floor, papered and emulsion walls, radiator, central light, uPVC window to the front of the property.



### Rear Reception Room

10'10" x 11'11" (3.307 x 3.644)

Carpet to the floor, papered and emulsion walls, radiator, central light, under stair storage, access to the kitchen.



### Kitchen

9'6" x 10'10" (2.899 x 3.314)

Fitted wall and base units with laminate worktop, space for fridge freezer, cooker, plumbing for washing machine, space for small dining table, single sink with taps, vinyl to the floor, papered and emulsion walls, central light, radiator, uPVC window to the rear of the property.



### Inner Hallway

Vinyl to the floor, papered and emulsion walls, storage cupboard, access to the bathroom.

### Bathroom

5'2" x 5'7" (1.582 x 1.727)

Vinyl to the floor, emulsion and tiled walls, central light, uPVC window to the rear of the property, pedestal hand basin, w.c., bath with shower over, extractor fan.



## FIRST FLOOR

### Landing

Stairs to the first floor with carpet, rear facing window, loft access, access to the bedrooms.

### Bedroom

8'1" x 11'1" (2.480 x 3.393)

Carpet to the floor, papered and emulsion walls, radiator, central light, uPVC window the front of the property.



### Bedroom

9'9" x 9'8" (2.987 x 2.952)

Carpet to the floor, papered and emulsion walls, central light, radiator, uPVC window to the rear of the property, storage cupboard with boiler.

### Bedroom

7'0" x 8'0" (2.141 x 2.440)

Carpet to the floor, papered and emulsion walls, central light, radiator, uPVC window the the front of the property.



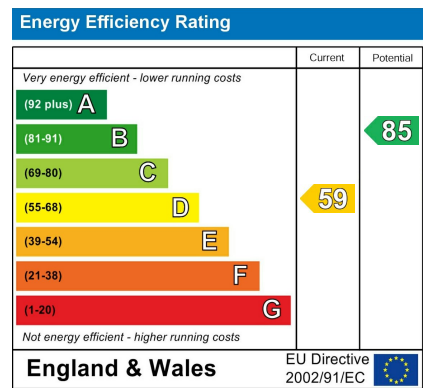
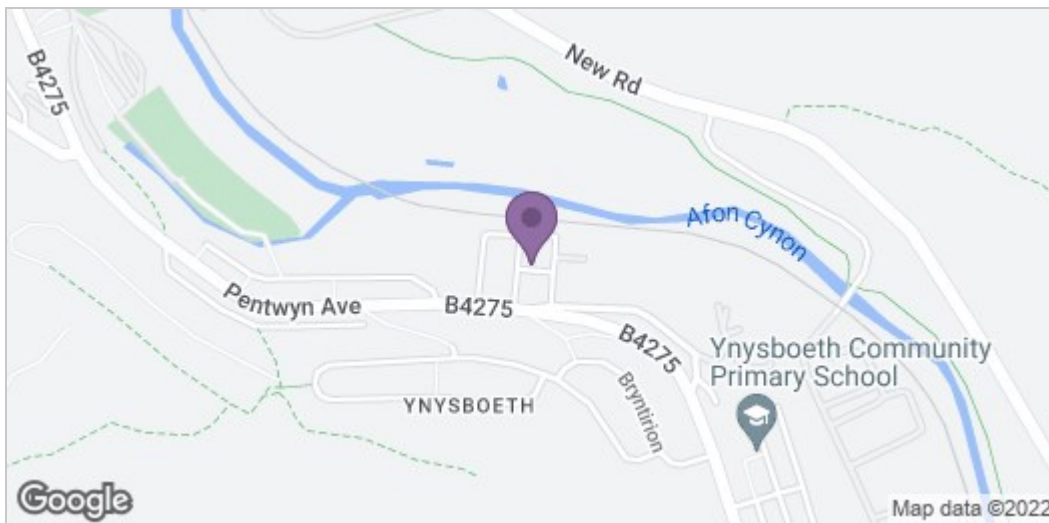


## OUTSIDE

### Rear Garden

Fully enclosed rear garden with pathway and lawn area.





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